



**Planning Staff Report to  
Board of Zoning Appeals  
March 4, 2022**  
*for the March 10, 2022 Public Hearing*

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<b>Docket Number:</b>	<b>S 22-047</b>
<b>Applicant:</b>	Life Storage LP #1079 (Mutinta Moonga)
<b>Property Owner:</b>	Life Storage LP #1079
<b>Property Location:</b>	2422 Laurens Rd
<b>Tax Map Number:</b>	026300-01-00504
<b>Acreage:</b>	<b>4.2</b>
<b>Zoning:</b>	C-3, Regional Commercial District
<b>Proposal:</b>	<b>SPECIAL EXCEPTION to operate a 'Self-Service Storage' use</b>

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**Applicable Sections of the City of Greenville Code of Ordinances:**

Sec. 19-2.1.3 (A) (1), *Board of Zoning Appeals/Powers and Duties/Special Exceptions*

Sec. 19-2.3.5, *Special Exception Permit*

Sec. 19-4.1, *Table of Uses*

Sec. 19-4.3.3, *Use-specific standards*

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**Staff Recommendation:     Approve with conditions**

Staff concludes that the application complies with the standards to grant a Special Exception Permit for a **'Self-service storage'** use. If the Board decides to grant the Permit, Staff recommends the following condition:

1. The operation of the establishment shall substantially conform to the testimony of the Applicant, Life Storage LP, the property (TM #0263000100504), and the content of the application.

**Staff Analysis:**

The Applicant, Life Storage LP #1079, requests a special exception to establish a 'Self-service storage' use in a C-3, regional commercial district. The subject property is located 2422 Laurens Road, just south of the Laurens Road/Woodruff Road intersection.

Per Sections 19-4.1 (*Table of Uses*), a special exception permit is required for self-service storage facilities in a C-3, Regional commercial district. The request to operate a self-service storage facility at 2422 Laurens Rd would be a continuation of the existing use for the subject property, previously approved by the Board of Zoning Appeals under Special Exception Permit S-15-403. As a condition of the Special Exception Permit S 15-403, the approval of the use is non-transferrable.

The existing structure on site is 60,010 square feet in floor area. The use is proposed on a flag lot, with vehicular access provided along the "flag pole" and through a shared access to adjacent property at 2418 Laurens Rd. The site includes 91 parking spaces with additional area reserved for RV and boat parking.

A Special Exception Permit shall be approved only upon finding that the applicant demonstrates **all** of the following are met:

**1. Consistent with the Comprehensive Plan**

The Future Land Use Map of the City's GVL 2040 Comprehensive Plan designates this property 'Corridor Mixed-Use' which is intended to accommodate a blend of vertical and horizontal mix of lands uses including commercial, retail, and residential. Additionally, the principal structure on the subject property does not front Laurens Rd and will not have any impact on the long-term character of Laurens Rd. frontages.

The use of self-service storage is a compatible use type to identified uses like light manufacturing/industrial and distribution.

*Staff finds that the proposed use will be consistent with the GVL 2040 Comprehensive Plan.*

**2. Complies with use specific standards**

No Use-specific standards directly related to self-service storage uses are included in Section 19-4.3.

*Staff finds that the use will comply with the specific use standards of the Land Management Ordinance.*

**3. Compatibility with the surrounding lands**

Adjacent property is zoned and used as follows:

**East:** Retail sales and service (S-1)

**North:** Vehicle sales and service (C-3)

**West:** Parks and open areas (R-6)

**South:** Vehicle sales and service (C-3)

The subject property is adjacent to properties (to the north and south) operating vehicle sales and service uses. The property to the east is a shopping center with retail, eating establishments, and an indoor entertainment facility. The parcel to the west, zoned R-6, single-family residential, is Gower Estates Park, a 'Park, neighborhood' use. Intensity and impact of proposed use should be compatible with neighboring uses.

*Staff finds that the use will be compatible with surrounding lands.*

**4. Design does not have substantial adverse impacts**

The Applicant intends to maintain the existing infrastructure on site. Self-service storage facilities usually result in fairly minimal traffic, and consequently little noise, odor, vibration, and other similar nuisances. The principal structure is set off from Laurens Rd frontage which will minimize any adverse visual effects. Any site or building improvements will require approval of necessary permits under applicable guidelines in the Land Management Ordinance.

*Staff finds that the design will not have substantial adverse impacts.*



Office Use Only:

Application# \_\_\_\_\_ Fees Paid \_\_\_\_\_

Date Received \_\_\_\_\_ Accepted By \_\_\_\_\_

## APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

**APPLICANT / PERMITTEE:** Life Storage LP #1079

Name	Title / Organization
Life Storage LP	

**APPLICANT'S REPRESENTATIVE:** Mutinta Moonga Accountant 1/Life Storage LP  
(Optional) Name Title / Organization

**MAILING ADDRESS:** 6467 Main Street, Williamsville, NY 14221

**PHONE:** 716-817-1024 **EMAIL:** mmoonga@lifestorage.com

**PROPERTY OWNER:** Life Storage LP

**MAILING ADDRESS:** 6467 Main Street, Williamsville, NY 14221

**PHONE:** 716-633-1850 **EMAIL:** mmoonga@lifestorage.com

### PROPERTY INFORMATION

**STREET ADDRESS:** 2422 Laurens Rd, Greenville, SC 29607

**TAX PARCEL #:** 0263.00-01-005.04 **ACREAGE:** 4.227 **ZONING DESIGNATION:** C-3

### REQUEST

Refer to Article 19-4, Use Regulations, of the Land Management Ordinance ([www.municode.com/library/](http://www.municode.com/library/))

**DESCRIPTION OF PROPOSED LAND USE:**

Continue the current use of the property as a self-storage facility

### INSTRUCTIONS

1. The application and fee, made payable to the City of Greenville, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a special exception). See also **Section 19-2.3.5, Special Exception Permit**, for additional information. You may attach a separate sheet addressing these questions.


3. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

4. You must attach the required application fee: \$250.00

5. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the BZA agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

\_\_\_\_\_ 'Public Hearing' signs are acknowledged as received by the applicant

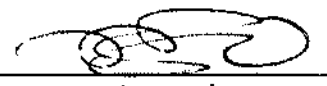
  
Applicant Signature

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ☐ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

  
\_\_\_\_\_  
11/14/2022  
Life Storage LP  
\_\_\_\_\_

APPLICANT / REPRESENTATIVE SIGNATURE

DATE

PROPERTY OWNER SIGNATURE

DATE

**APPLICANT RESPONSE TO  
SECTION 19-2.3.5(D)(1), STANDARDS – SPECIAL EXCEPTION**

**(YOU MAY ATTACH A SEPARATE SHEET)**

**1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.**

Property has operated as a self-storage facility since at least 2015 and proposed special exception is simply to continue operation of a self-storage facility

**2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN SECTION 19-4.3, USE SPECIFIC STANDARDS.**

While there are no specific use standards for self-storage facilities in Section 19-4.3, the facility will continue to operate pursuant to the General Commercial Uses Standards and will continue to operate the facility as it has been historically.

**3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.**

Because this property is currently operating as a self-storage facility, and has done so for several years prior to this application, the continuance of the operation of a self-storage facility at this property should be appropriate

**4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.**

Because this property is currently operating as a self-storage facility, and has done so for several years prior to this application, the continuance of the operation of a self-storage facility at this property should be appropriate

**APPLICANT RESPONSE TO**  
**SECTION 19-2.3.5(D)(2), STANDARDS – CHANGE IN NONCONFORMING USE**

**(YOU MAY ATTACH A SEPARATE SHEET)**

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

We provide a commercial service for individuals and business, similar to other permitted uses in C-3. Further, self-storage requires a special permit in any commercial zoning district.

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

The property has operated as a self-storage facility for several years and there has been no adverse impact on the neighboring property. Further, no hazardous material can be stored at the facility, so there should be no risk to neighboring property

3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

Yes - property already is operating as a self-storage facility and no existing infrastructure to allow this use will be removed from the property

4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?

C-3, C-4, and S-1 require a special permit to operate a self-storage facility. A self-storage facility is permitted in I-1.



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